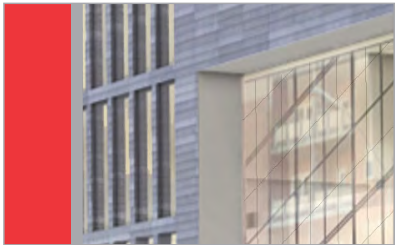


Moving Neighborhoods Forward

Tour Guide for City of Somerville

Union Square, City of Somerville
Master Developer

June 11, 2014



THE **ABBHEY** GROUP

PROFILE

The Abbey Group

From its early years redeveloping urban Boston historic buildings into luxury residences and high quality offices, The Abbey Group has evolved into a prominent force in real estate and neighborhood development.

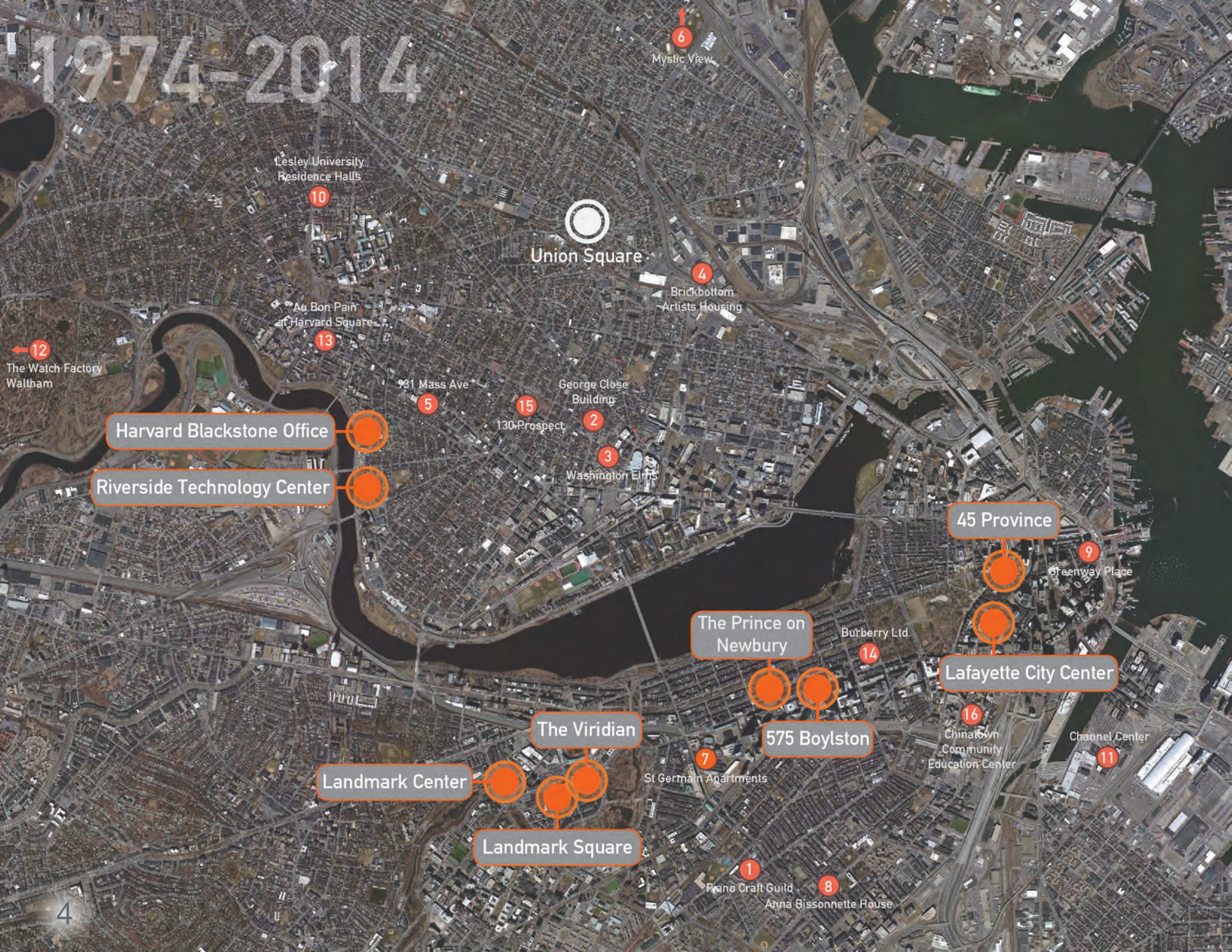
The Abbey Group has developed over 100 buildings used for commercial, retail, residential, and parking uses. The hallmark of an Abbey Group property is appropriate design for appropriate uses. An Abbey Group building is well constructed using the highest quality materials for long-term value and designed to fit into its environment and to serve the needs of its users.

Bruner/Cott & Associates

Bruner/Cott & Associates was established 40 years ago by founding partners Simeon Bruner and Lee Cott with a deep commitment to design for **affordability** and the idea that **thoughtful architecture** can make a positive difference in the quality of life, economic vigor of a neighborhood, and in a shared sense of community.

The firm's philosophy remains deeply rooted in the notion that an appropriate and sensible design solution derives from, and starts with, a **creative interpretation of program and place**; that architecture is largely a **site specific art** rather than that of an imposed style. Our early work focused on the adaptation of 19th and 20th century buildings for groundbreaking affordable housing, arts and culture facilities, and higher education offices, classrooms and student life facilities. Over the years our portfolio has grown to include award-winning new construction for academic, residential, and cultural uses.

The intellectual continuity of our work is rooted in its **attention to program and place** across all building types and sites. We emphasize a design approach that achieves a **balance between form and use, preservation and change, and opportunity and cost**. We are known for our creativity in constrained circumstances, and as design leaders for historic renewal and new contemporary buildings.



1974-2014

Union Square

Lesley University
Residence Halls

Mystic View

Brickbottom
Artists Housing

Au Bon Pain
at Harvard Square

The Watch Factory
Waltham

Harvard Blackstone Office

Riverside Technology Center

931 Mass Ave

George Close
Building

130 Prospect

Washington Elms

45 Province

Greenway Place

The Prince on
Newbury

Burberry Ltd.

Lafayette City Center

The Viridian

Landmark Center

Landmark Square

St Germain Apartments

575 Boylston

Chinatown
Community
Education Center

Channel Center

Piano Craft Guild

Anna Bissonnette House

EXPERIENCE

“Four decades of commitment to building relationships within local communities”

Seleted Projects

- **45 Province Street**, 137 DU, 298 parking spaces, 10,000 sf retail, restaurant & daycare, 2009
- **Lafayette City Center**, 590,000 sf office, 35,000 sf retail, 2002
- **575 Boylston**
- **The Prince on Newbury**, 32 DU, 25,000 sf retail, 1986
- **The Viridian**, 350 apartments, 12,000 sf retail, 299 car parking / 170 bike parking, permitted 2011
- **Landmark Square**, 132 DU, 87 parking spaces, 2002
- **Landmark Center**, 650,000 sf office, 350,000 sf retail, 1,900 parking spaces, 2000
- **Harvard Blackstone**, 42,000 sf, LEED Platinum, 2006
- **Riverside Technology Center**, 129,000 sf life science reserach building, acquired 1986

Housing / Affordable Housing

1. Piano Craft Guild, 174 DU / 225,000 sf, 1974
2. George Close Building, 61 DU, 1977
3. Washington Elms, 175 DU, 1985
4. Brickbottom Artists Housing, 135 DU / 250,000 sf, 1987

5. 931 Massachusetts Avenue, 53 DU, 1989
6. Mystic View, 216 DU, 1992
7. St Germain Apartments, 262 DU, 1993
8. Anna Bissonnete House, 41 DU / 36,500 sf, 1997
9. Greenway Place, 13DU / 26,000 sf, 2006

Sustainability

10. Lesley University Residence Halls, 38,000 sf, meets LEED Gold, 2009

Mixed-use

11. Channel Center
 - 25 Channel Center, 76 DU / 197120 sf, 2004
 - 35 Channel Center, 44 DU / 103,500 sf, 2004
 - Office & Retail, 250,000 sf, 2008
12. The Watch Factory
 - Phase I, 177,000 sf office, 2009
 - Phase II, 96DU, 2010
 - Phase III, 60 DU, 2013

Commercial / Workspace

13. Au Bon Pain Restaurant, 45 locations
14. Burberry Ltd., 12,500 sf, 1982
15. 130 Prospect, 30,000 sf, 1989

Community Space

16. Chinatown Community Education Center, 46,650 Sf, 2007

EXPERIENCE :: Downtown Crossing

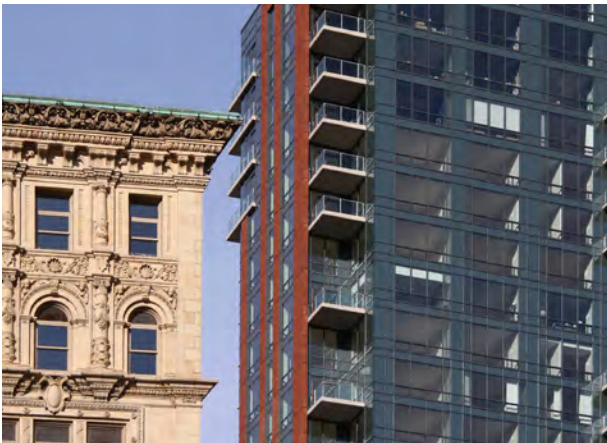


A Leader in the resurgence of Downtown Boston

- \$300,000,000+ in acquisition and development
- 1,000,000sf+
- 13 years of commitment to the neighborhood



EXPERIENCE :: Downtown Crossing



45 Province Street Modern Beauty in Historic Downtown

- Contextual, forward design
- Creating a residential environment
- Staying the course

EXPERIENCE :: Downtown Crossing



Lafayette City Center

Re-imagining a neighborhood

- A new brand for Downtown: the BID
- Attracting creative economy business with compelling work environments

EXPERIENCE :: The Fenway



We are the first in transforming Fenway into one of the most desirable live-work-shop-play neighborhoods in Boston

- \$430,000,000+ in development permitted, built, or under construction
- 2,000,000+ total sf
- 470+ units of residential
- 1,000,000+ sf of office space
- 18 years of commitment to the neighborhood

EXPERIENCE :: The Fenway



The Viridian

- A leader in community benefits:
 - affordable housing
 - ground floor community center
- Innovative design:
 - taller building with smaller footprint



Landmark Square

- First new apartment building in the neighborhood in over 20 years
- Contextual design
- Validated ongoing rezoning

EXPERIENCE :: The Fenway



Landmark Center

Catalyst that sparked a neighborhood

- 1.5 M sf historic redevelopment
- 630,000 sf of new business to the Fenway
- 250,000 sf of new retail establishing Fenway as viable regional destination
- Transit Oriented Development at MBTA Green Line T stop - Fenway T stop rebuilt concurrent with our development
- Two new reconfigured intersections on MDC & City land

EXPERIENCE :: Creative Economy

5/16/2014

On five floors, a microcosm of biotech world - The Boston Globe

Everything you need to know about biotech — on five floors in Cambridge

By Scott Kirsner

Globe Correspondent / March 13, 2011

If you live in the Boston area, you've no doubt driven past the Riverside Technology Center hundreds of times. An unassuming brown brick building, it sits on the banks of the Charles River in Cambridge, across from Genzyme's castle-like manufactory.

Every tenant of the five-story building, it turns out, is a biotech company, and riding the elevators to visit the occupants each week, offers a good feel for the high-risk, capital-intensive, painstakingly slow, and scientifically dazzling life sciences industry. For these companies, it isn't unusual to talk about needing \$100 million or more to get a new drug within spitting distance of the market.

Everything you need to know about biotech — on five floors in Cambridge

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And while the teams of 20 or 30 employees at each company may develop conditions like cancer, autism, or sickle cell anemia, they do it knowing they could undercut investors' confidence, and lead to the company's swift demise.

Still, behind every glass door at the Riverside Center, the hope is that the company is laying the foundation for the next Genzyme Corp. (recently acquired by Amgen), a Cambridge company with a market value of \$10 billion).

"The timelines and the gestation period are just different from any other industry," says a chief executive of Bluebird Bio Inc., a Cambridge gene therapy company.



RIVERSIDE TECHNOLOGY CENTER	
5	SEASIDE THERAPEUTICS CERULEAN PHARMA
4	ALNARA PHARMACEUTICALS NEOSTEM INC. BLUEBIRD BIO
3	BOSTON BIOCHEM EPIZYME ESSENTIENT
2	MERSANA THERAPEUTICS
1	

A bevy of biotechs

A look at the tenants of Cambridge's Riverside Technology Center:

- **Seaside** Developing drugs that may treat autism and Fragile X syndrome, a cause of autism.
- **Cerulean Pharma** Designing "nano-particles" that can deliver cancer drugs to tumors, with fewer side effects.
- **Alnara** Working on an enzyme replacement therapy for people suffering from cystic fibrosis and chronic pancreatitis.
- **Neostem** Making generic drugs in China and enabling adults to bank their own stem cells for future use.
- **Bluebird Bio** Gene therapy for rare diseases.
- **Boston Biochem** Sells reagents that other companies and universities use in biomedical research and development.
- **Epizyme** Developing cancer drugs based on new insights into the science of epigenetics.
- **Essentient** Stealthy start-up that describes itself as "transforming global nutrition."
- **Mersana** Using biodegradable polymers to more precisely deliver drugs, initially targeting cancer.
- **1st Floor** Vacant; had previously been occupied by Beth Israel Deaconess researchers.

Source: Boston Globe, March 13, 2011

Riverside Technology Center

- 129,000 sf life science research building
- Cambridge is the life science center of the world and RTC is located between Harvard and MIT and provides cutting edge research laboratories, many designed and built with Abbey Group's expertise since the late 1980s

EXPERIENCE :: Large Scale Adaptive Reuse



MASS MoCA

North Adams, MA

Size: 750,000 sf

Completed: 1999

MASS MoCA opened to national acclaim in 1999. Twelve years of master planning and design went into the museum's creation; its changing exhibits continue to attract over 125,000 visitors per year. A young museum, with no permanent collection and no endowment, commercial rental space is its de facto endowment. Reshaping an old industrial complex and former brownfield site, the museum is central to the economic revival of North Adams MA.



The Watch Factory

Waltham MA

Size: 177,000 sf (Phase I), 96 DU (Phase II),
60 DU (Phase III)

Completed: 2009, 2010, 2013

In 1854, the Waltham Watch Company made history by introducing precision engineering into mass production at this mill complex in Waltham MA. A century and a half later, the building and site are now resourcefully reordered for new office, residential and commercial use. This is a phased project: Phase 1 includes office and commercial space; Phase 2, a residential conversion completed in 2010, has 96 dwelling units; Phase 3 is residential with 60 dwelling units and a parking garage.



Arsenal on the Charles

Watertown MA

Size: 750,000 sf

Completed: 2000

Built in 1816, the Arsenal on the Charles is a massive complex with 13 buildings on 37 acres. The buildings remained intact until the 1970s when, in an effort to conserve energy, thousands of historic windows and their masonry openings were replaced with opaque insulated infill panels. Today the rebuilt Arsenal is an active commercial complex — historically reconstructed, with brickwork and stone lintels at openings, and new energy-efficient windows that match the appearance of the extinct originals.

The Arsenal houses offices, research and development space, an arts center, and a community theater.

EXPERIENCE :: Large Scale Adaptive Reuse



Channel Center

Fort Point District, Boston MA

Size: 300,620 sf / 120 DU
250,000 sf office and retail

Completed: 2004, 2008

Channel Center is an office and live/work neighborhood near the Convention Center in the revitalized Fort Point District. The Channel Center introduced renovated industrial space into the luxury market and helped re-define A Street and the South Boston urban landscape. The large parcel (1.5 million sf of building), including 11 industrial buildings on six acres of land and one acre of infill, required a complex approval process.

The planning and approval process for the City of Boston involved extensive neighborhood meetings and engagement with the Boston Redevelopment Authority, Historic and City agencies, and the local artist community.



Piano Craft Guild

Boston MA

Size: 225,000 sf total / 174 DU plus 20,000 sf of studio space

Completed: 1974

Designed as live-work space for artists, Piano Craft was the nation's first conversion of a major mill structure into housing. The conversion of the Chickering Piano Factory to Piano Craft Guild Housing for Artists was a landmark development in the movement to recycle old buildings.

The conversion of this blighted industrial block helped begin the transformation of the neighborhood; it is now a desirable location to live near downtown Boston.



Promenade at the Foundry

Providence RI

Size: 220,000 sf / 220 DU

Completed: 2005

The Promenade at the Foundry is one of the largest historic preservation projects in the state of Rhode Island. The former industrial site was once occupied by Browne and Sharpe Manufacturing; the oldest buildings date to 1872. Bruner/Cott, as design architect in association with Robinson Green Beretta, transformed the mill complex into 220 luxury rental apartments.

Apartments are individually designed, sculpting unique living spaces and exploiting the building in both plan and section. Unit interiors take full advantage of existing elements: exposed brick walls, original maple factory floors, and local artifacts from the industrial past are all incorporated. The building is connected to a 400-car garage, developed as part of the project.

EXPERIENCE :: Sustainability

BEYOND CERTIFICATION. WE HAVE BEEN COMMITTED TO SUSTAINABLE DESIGN AND ECOLOGY LONG BEFORE IT BECAME “FASHIONABLE”

1977



Berman House
Early use of passive solar design in our 1977 Architectural Record cover of Houses of the Year.

1981



Wezniak House
An early application of geothermal energy.



Blackstone Hydroelectric Plant
Our continuing operation/ownership of hydroelectric plant at Blackstone Falls offsets 3x the annual carbon footprint of our entire office building.

2006



Harvard Blackstone Office
The adaptive reuse turned three 19th-century masonry buildings into a model for environmental design on Harvard campus. Blackstone was Ivy League's first LEED Platinum-certified building. At the time of completion, it was the highest-scoring LEED renovation in the nation.

2009



Hampshire College Campus Portal
A Living Building Challenge project that meets built environment's most rigorous performance standard, including the 'Red List' for materials, net zero energy and net zero waste and water.

2015

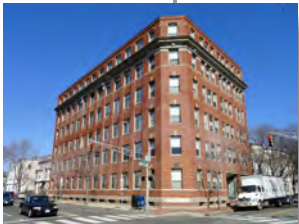


Macalester College Markim Hall
The LEED Platinum certified Markim Hall was built at a cost comparable to other campus buildings. It is over 4x as efficient as the building it replaced.

EXPERIENCE :: Housing

“HOUSING IS NOT JUST A COMMODITY, WE ARE PIONEERS IN ADDRESSING THE ISSUES OF HOUSING INEQUALITY, HOMEOWNERSHIP OPPORTUNITIES AND ELDERLY HOMELESSNESS”

1977



George Close Building

First Section 8 subsidized housing in Cambridge.

1985



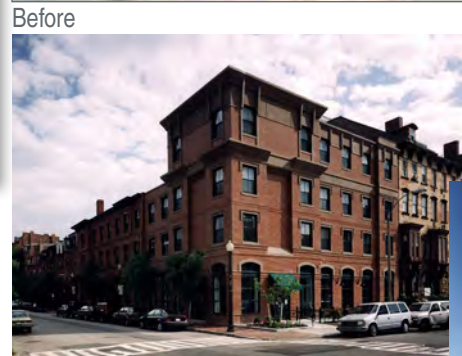
Washington Elms for Cambridge Housing Authority
Multiple Award winner that transformed the 324 existing sub-standard units into a vibrant public housing community.

1992



Mystic View Apartments for Somerville Housing Authority
Multi-award-winning design transformed a grim postwar housing project into a welcoming family neighborhood.

1997



Anna Bissonnete House
An infill development for Committee to End Elder Homeless provided shelter for those who used to live in homeless shelters and on the sidewalks of Boston.

2015



The Viridian
Providing highest percentage of affordable units among comparable housing developments in the City of Boston.



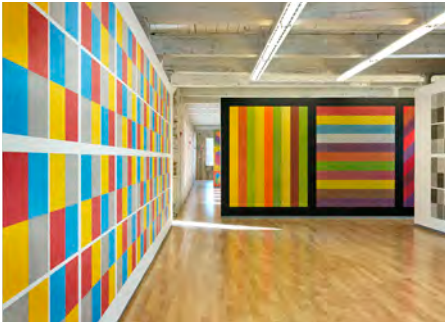
EXPERIENCE :: Art District



MASS MoCA



- Public art woven/integral through each parcel and the open spaces throughout Union Square.



Sol LeWitt Gallery at MASS MoCA



Lesley University Lunder Art Center

- Expanding the vibrant culinary and restaurant scene.
- Intentional gathering spaces.
- Innovative spaces for creative private enterprise.
- 2nd floor Arts Business and Retail Zone.
- Artistic, ambitious, varied architecture.



Project Row Houses, Rick Lowe



FOCUS & CORE VALUES

- Highly focused on selected projects
- Committed community members
- Good neighbors

Fenway

Downtown Boston

Back Bay

Cambridge

- Community inspired development
- Long term personal investment
- Value existing neighborhood
- Celebrate public space

INNOVATIVE & COMMITTED TEAM

Master Developer	The ABBEY GROUP, Boston, MA
Architecture & Planning	Bruner/Cott & Associates, Cambridge, MA Charles Rose Architects, Somerville, MA
Urban Planning	Ken Greenberg, Toronto, Canada
Sustainable Master Planning	ARUP, New York, NY
Landscape Architecture	Michael Van Valkenburgh, New York, NY
Public Art	Rick Lowe, Project Row Houses, Houston, TX

Why the Abbey Group Team

“At the very core of the Abbey Group’s success is a willingness to listen, to engage the public, address concerns and questions, conduct additional studies and incur those costs outside of the scope of regulations to satisfy the needs of a neighborhood concerned with intense institutional pressures and gentrification that threaten neighborhood affordability and way of life.”

- Dharmena Downey, Executive Director, Fenway CDC

“My professional experience with the Abbey Group is based on my knowledge of working with them over the past 5 years. However, their work across the City is well established and respected. In the Fenway and other areas, they have worked tirelessly with City agencies, neighborhood groups, and non-profit organizations to make sure their development projects excel and serve as examples to the rest of the community.”

- Rosemarie Sansone, President, Downtown Boston Business Improvement District Corporation

Unique, alternative approach:

- We are a local family-owned company that invests in neighborhoods for the long term.
- Our developments have all been rooted in established communities and built out of true community collaboration.
- We believe in the value of ambitious, sustainable, and contextual design.
- We can expand the creative and arts culture of Union Square.

